

COMMUNITY MEETING REPORT

Petitioner: Eastgroup Properties

Rezoning Petition No. 2020-156

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 22, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 6, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were John Coleman and Ron Coffey of Eastgroup Properties, Greg Welsh of Oak Engineering, Nick Burns of Impact Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-156.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, February 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, March 2, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, March 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The March 15, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed maps and an aerial photograph that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 38.33 acres and is located on the north side of Shopton Road at the intersection of Shopton Road and Pinecrest Drive. Pinecrest Drive is a private street located on the site. The site is comprised of two parcels of land.

John Carmichael stated that Pinecrest Drive provides access to the Eagle Lake community located to the north of the site.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3. The parcels of land located to the north of the site are zoned R-3 as are the parcels of land located to the west of the site. The parcels of land located to the east of the site are zoned I-1 and I-2 (CD). The parcels of land located to the south of the site are zoned I-1 and R-3.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the I-1 (CD) (Light Industrial) zoning district to accommodate the development of an office, warehouse, distribution and light industrial business park on the site that would contain a maximum of 550,000 square feet of gross floor area.

John Carmichael stated that the applicable land use plan for this site is the Westside Strategic Plan, and the Westside Strategic Plan recommends office, business park and industrial uses on the site. Therefore, this rezoning request is consistent with the land use recommendation of the Westside Strategic Plan.

John Coleman then addressed the meeting and provided information on Eastgroup Properties and Steele Creek Commerce Park, which is located to the west of the rezoning site generally at the intersection of Shopton Road and Steele Creek Road. The information on Eastgroup Properties and the information on Steele Creek Commerce Park are generally contained in the relevant slides on the power point presentation. The information on Steele Creek Commerce Park includes pictures and site plans of Steele Creek Commerce Park.

Among other things, John Coleman stated that he is the manager for the eastern region for Eastgroup Properties. Eastgroup Properties is a publicly traded REIT. John Coleman stated that the existing buildings at Steele Creek Commerce Park are 100 percent leased. Eastgroup Properties will be starting another phase of Steele Creek Commerce Park. John Coleman stated that Eastgroup Properties has the rezoning site under contract. The intent is to have the same development program on the rezoning site as at the Steele Creek Commerce Park site.

John Coleman stated that Eastgroup Properties is a long term owner of its developments. Eastgroup Properties has not sold any buildings at Steele Creek Commerce Park. Eastgroup Properties focuses on the quality of the buildings, architecture and landscaping so as to create a nice development. This helps to attract quality tenants.

John Coleman stated that the average tenant size is 30,000 square feet. The office space is in the front of the buildings. Eastgroup Properties' developments typically contain multi-tenant buildings.

The buildings on the rezoning site would have the appearance from the front of a one story office building. John Coleman shared and reviewed a slide that provides information on the types of tenants that locate in Eastgroup Properties' developments.

Greg Welsh then reviewed and discussed the site plan for the proposed development. Greg Welsh stated that he is with Oak Engineering and that he has worked on many developments in this area. Greg Welsh stated that there would be three buildings on the site, Building A, Building B and Building C. Greg Welsh stated that Building A and Building B would each front on Pinecrest Drive, with the front of each building facing Pinecrest Drive. The truck courts for Building A and Building B would be to the rear of each building, and employee parking would be located at the front of each building between each building and Pinecrest Drive.

Greg Welsh stated that Pinecrest Drive would be improved to public street standards and converted to a public street within the site. This is being required by the City. Sidewalks and street trees would be located on each side of this public street. There would be a left turn lane onto Pinecrest Drive from Shopton Road, and possibly a right turn lane as well.

Shopton Road is being incrementally widened with development. Eastgroup Properties would need to do so as well in connection with this development. Shopton Road is evolving into a three lane street. Eastgroup Properties would install curb, gutter and sidewalk along the site's frontage on Shopton Road.

An 85 foot wide right of way is being reserved within the site for the potential future realignment of Shopton Road by the City through the site and adjoining parcels of land to Beam Road. Greg Welsh stated that he is not sure that this road will ever get built but Eastgroup Properties is required to reserve the right of way.

Greg Welsh stated that 100 foot wide Class A buffers would be provided along the site's boundaries that abut residentially zoned parcels of land. These buffers could be reduced by 25% through the installation of a berm.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Greg Welsh pointed out on a map where the existing dumpsters are located.
- In response to a question regarding truck access to the site, Greg Welsh stated that Eastgroup Properties would like to have driveways off of Shopton Road to service the truck courts behind Building A, Building B and Building C. Whether this can be done or not depends on CDOT and NCDOT. Eastgroup Properties would prefer multiple access points for each building. There would be truck access points from Pinecrest Drive. Greg Welsh stated that there would not be a large volume of truck traffic to the site typically. Pinecrest Drive would be 30 feet in width, which is wide enough to accommodate trucks and cars. John Coleman suggested that folks visit Steele Creek Commerce Park to get a feel for it.
- In response to a question, John Coleman stated that Eastgroup Properties has the rezoning site under contract as well as the property located to the east of the site that is owned by the airport. John Coleman stated that he does not know at this time if they will buy the rezoning site, the rezoning site and the airport land, just the airport land or neither.

- In response to a question, Greg Welsh stated that Eastgroup Properties does not have the airport land located north of the Duke Power easement under contract.
- In response to a question, Greg Welsh stated that Building C would extend into the airport land if the airport land is acquired by Eastgroup Properties.
- In response to a question, Greg Welsh stated that drives would not extend from the airport land to the east of the site through this rezoning site to Pinecrest Drive.
- In response to a question, Greg Welsh stated that they would not bend the public street portion of Pinecrest Drive on the site to the east and connect the public street to the airport land to the east of the site.
- In response to a question, Greg Welsh advised that they are not planning to have a driveway into the site from Pinecrest Drive that would extend into the airport property located to the east of the site.
- In response to questions regarding the topography of the site, bringing fill dirt to the site and the timing of grading, John Coleman stated that it depends on how much land they buy. They would do mass grading for Building A, Building B and Building C at one time. They would grass over the areas where grading took place until the site is ready to be developed.
- In response to a question regarding the time line for starting the development of the site, John Coleman stated that if the rezoning is approved and after closing, they would start the design and permitting process. The actual development of the site could be 1 to 1.5 years out.
- In response to a question regarding maintaining privacy for the Eagle Lake community since the public street would dead end into Eagle Lake's private drive, John Coleman stated that landscaping is a possible solution. Greg Welsh stated that signage and landscaping are possible solutions. Greg Welsh stated that they have not spoken with the City on how to terminate the public street portion of Pinecrest Drive.
- An attendee stated that Pinecrest Drive would remain a gravel drive at the end of the public street, so the transition from the public street to the gravel drive is of interest to residents of the Eagle Lake community.
- In response to a question regarding security cameras monitoring the parking lots, John Coleman stated that he does not believe that Eastgroup Properties has security cameras in its parking lots, but he will check with the property management team. He stated that individual tenants may have exterior security cameras.
- In response to a question regarding planting native trees and plants and pollinator plants, John Coleman stated that Eastgroup Properties works with a landscape architect that works with native plants for the area and that will be their intent.
- In response to a question regarding potential storm water impacts to Eagle Lake, Greg Welsh stated that the site would drain to Coffey Creek, away from Eagle Lake. Additionally, storm water would be captured on site in pipes and piped to a storm water management pond that would detain and treat the storm water. The storm water would then be released at a reduced rate. There would be no storm water impacts to Eagle Lake.
- In response to a question regarding the small pond to the east of the site, Greg Welsh stated that the dam for the pond is damaged. Greg Welsh stated that they would like to incorporate that pond into the storm water system for this development.

- In response to a question regarding light pollution from the site, Greg Welsh stated that Eastgroup Properties would be required to do full cut-off lighting so that you could not see the bulbs from adjacent properties. Also, the foot candles would have to be zero at the property lines of the site. John Coleman stated that there would be pole lights in the front of the buildings and wall-packs at the rear of the buildings and he stated that the foot candles would be zero at the property lines. John Coleman stated that the LED lights are easier to control as well.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of January, 2021

Eastgroup Properties, Petitioner

cc: Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2020-156	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-156	14107102	SANITATION PROPERTIES LLC				PO BOX 38972		CHARLOTTE	NC	28278
2020-156	14107103	SANITATION PROPERTIES LLC				PO BOX 38972		CHARLOTTE	NC	28278
2020-156	14107120	GAFFNEY	MILDRED GAUNT		BY WILL	3626 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	14107125	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2020-156	14107126	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2020-156	14108302	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2020-156	14125113	EAGLE LAKE FISHING CLUB INC				3615 EAGLE LAKE DR		CHARLOTTE	NC	28217
2020-156	14125114	GAFFNEY	MILDRED GAUNT			3626 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	20106214	DESHIELDS	DON B JR	ELIZABETH A	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	20106218	FREEMAN	RANDY	CARLETTA A	FREEMAN	6714 MAHOGANY WOODS DR		CHARLOTTE	NC	28210
2020-156	20106219	VASQUEZ	MIGUEL W			3433 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	20106220	DOWNS	GAYL C			779 W REDMAN AVE		HADDONFIELD	NJ	08033
2020-156	20106228	DESHIELDS	DON B JR	ANNE	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	20146105	BARRIOS	ALFREDO			3501 SHOPTON RD		CHARLOTTE	NC	28217
2020-156	20146123	LIBERTY PROPERTY LP			C/O PROLOGIS LP	1800 WAZEE ST STE 500		DENVER	CO	80202
2020-156	20146124	EXETER 4015 SHOPTON LLC			ATTN: TIMOTHY J WEBER	101 WEST ELM ST STE 600		CONSHOHOCKEN	PA	19428



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES

2020-156	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-156	Ayrshire Glen	Nakia	Savage	6916 Murray Grey Ln		Charlotte	NC	28273
2020-156	Eagle Creek Homeowners Association	Larry	Harbin	4209 Eagle Lake Dr N		Charlotte	NC	28217
2020-156	Edinburgh Homeowners Association	Gerald	Nichols	5525 Eagle Lake Dr S		Charlotte	NC	28217
2020-156	Steeleberry Acres Neighborhood Association	Michelle	Stone	8914 Steeleberry Dr		Charlotte	NC	28217
2020-156	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2020-156	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-156** filed by Eastgroup Properties to request the rezoning of an approximately 38.33 acre site located on the north side of Shopton Road at the intersection of Shopton Road and Pinecrest Drive

Date and Time of Meeting: Wednesday, January 6, 2021 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Eastgroup Properties (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 38.33 acre site located on the north side of Shopton Road at the intersection of Shopton Road and Pinecrest Drive from the R-3 zoning district to the I-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of an office, warehouse, distribution and light industrial business park on the site that would contain a maximum of 550,000 square feet of gross floor area.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, January 6, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-156), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-156.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

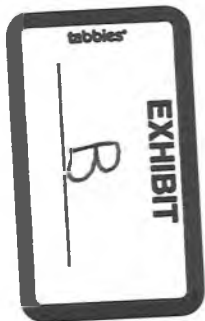
Date Mailed: December 22, 2020

Meeting ID Topic
 95546882684 Eastgroup --- Shopton Road Site Rezoning Community Meeting (2020-156)

Start Time End Time User Email Duration (Minutes) Participants
 1/6/2021 17:51 1/6/2021 19:27 hdzoom1@robinsonbradshaw.com 96 20

Name (Original Name)	User Email
John Carmichael	jcarmichael@robinsonbradshaw.com
Nick Burns	nick@impactdesignsinc.com
joahnnajustan	ifitflies@yahoo.com
John Coleman	john.coleman@eastgroup.net
rush dunaway	rdunaway@svn.com
John Coleman	john.coleman@eastgroup.net
John Coleman	john.coleman@eastgroup.net
John Ratliff	john.ratliff@eastgroup.net
Alice Harrill	alilceharrill@gmail.com
joahnnajustan	ifitflies@yahoo.com
Blair McCombs	blair.m38@att.net
Kent Main	mainkna@bellsouth.net
Ron Coffey	ron.coffey@eastgroup.net
Ron Coffey	ron.coffey@eastgroup.net
George Gaunt	ggaunt@pobox.com
880291412	ggaunt@pobox.com
lynda	lyndaboozer@gmail.com
Greg Welsh	greg@oak.engineering
Greg Welsh	greg@oak.engineering
Steve Rundle	steve.rundle@inartdesigns.com

Join Time	Leave Time	Duration (Minutes)	Guest
1/6/2021 17:51	1/6/2021 19:27	96	No
1/6/2021 18:21	1/6/2021 19:27	67	Yes
1/6/2021 18:24	1/6/2021 18:25	1	Yes
1/6/2021 18:24	1/6/2021 18:24	1	Yes
1/6/2021 18:24	1/6/2021 19:27	64	Yes
1/6/2021 18:24	1/6/2021 18:25	2	Yes
1/6/2021 18:24	1/6/2021 19:27	63	Yes
1/6/2021 18:24	1/6/2021 19:27	63	Yes
1/6/2021 18:25	1/6/2021 19:27	62	Yes
1/6/2021 18:26	1/6/2021 19:27	61	Yes
1/6/2021 18:27	1/6/2021 19:27	61	Yes
1/6/2021 18:27	1/6/2021 19:27	61	Yes
1/6/2021 18:28	1/6/2021 18:28	1	Yes
1/6/2021 18:28	1/6/2021 19:27	59	Yes
1/6/2021 18:29	1/6/2021 19:27	58	Yes
1/6/2021 18:31	1/6/2021 19:27	57	Yes
1/6/2021 18:32	1/6/2021 19:27	55	Yes
1/6/2021 18:33	1/6/2021 18:33	1	Yes
1/6/2021 18:33	1/6/2021 19:26	54	Yes
1/6/2021 18:45	1/6/2021 19:27	42	Yes



Rezoning Petition No. 2020-156

Eastgroup Properties, Petitioner

Community Meeting

January 6, 2021



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

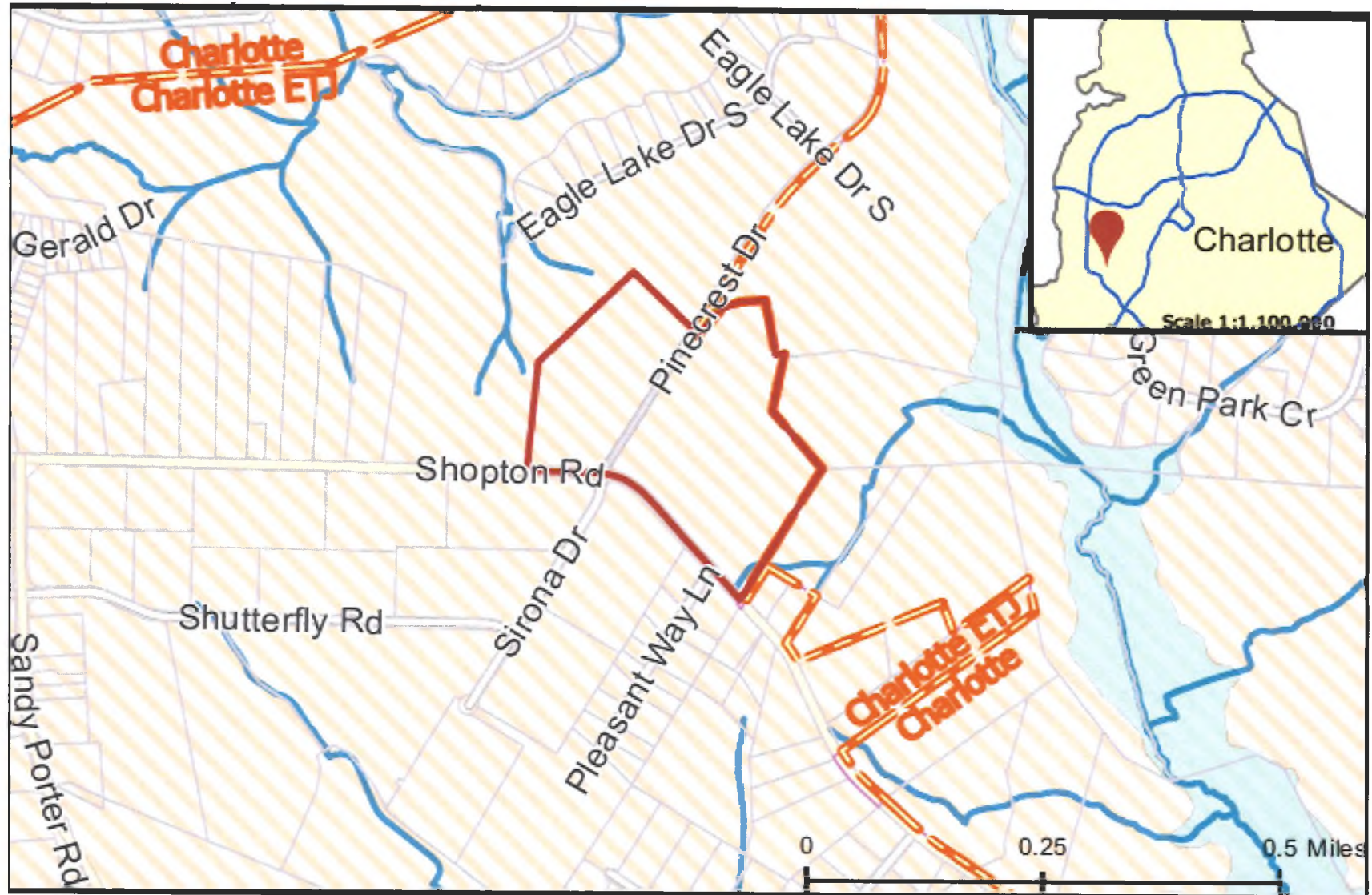
Rezoning Team

- John Coleman, Eastgroup Properties
- Ron Coffey, Eastgroup Properties
- Greg Welsh, Oak Engineering
- Nick Burns, Impact Design
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 38.33 Acres



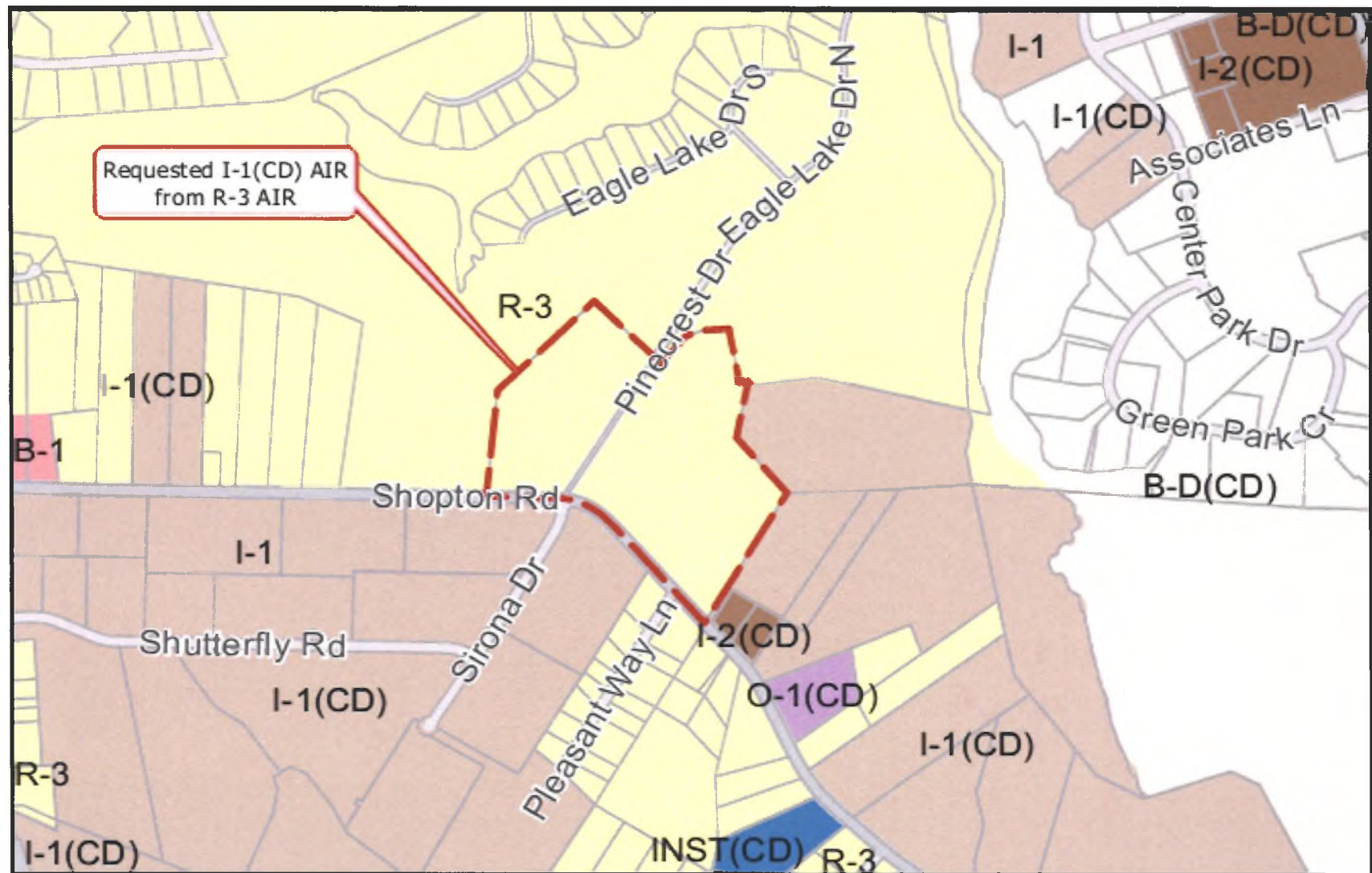


Site – 38.33 Acres



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Current Zoning of the Site and Surrounding Parcels

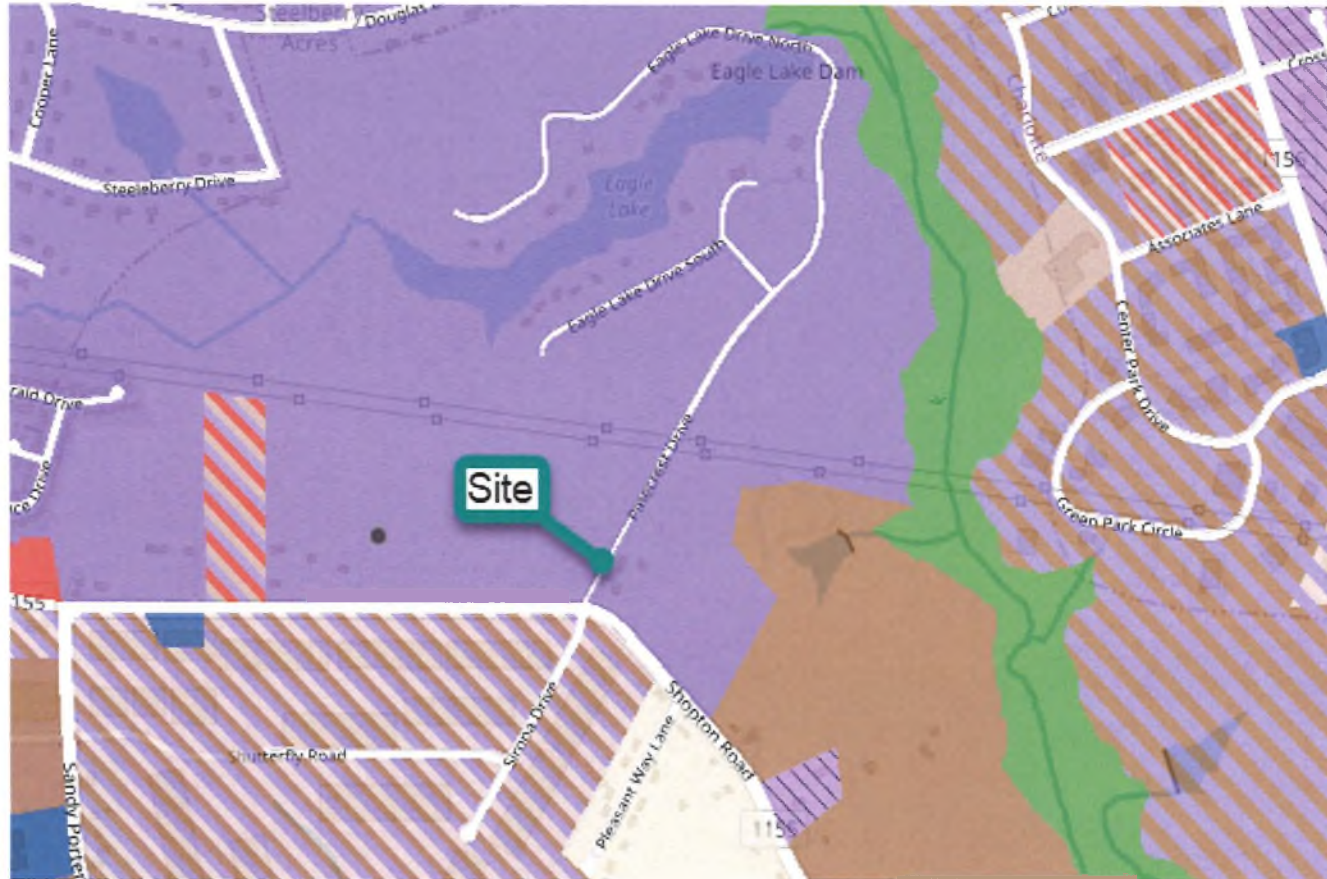




Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the I-1 (CD) (Light Industrial) zoning district to accommodate the development of an office, warehouse, distribution and light industrial business park on the site that would contain a maximum of 550,000 square feet of gross floor area

Land Use Plan



Land Use Proposed: Westside Strategic Plan

Planning District	Southwest
Plan Name	Westside Strategic Plan
Plan Adoption Date	6/11/2000, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	OFFICE5
Proposed Landuse Description	Office/Business Park/Industrial
Residential Density	-9.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Office



Eastgroup Properties

EASTGROUP

PROPERTIES

EastGroup Properties, Inc. is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 15,000 to 70,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup's portfolio currently includes 46 million square feet EastGroup's common shares are traded on the New York Stock Exchange under the symbol "EGP". The Company's shares are included in the S&P Mid-Cap 400 Index.



EASTGROUP

PROPERTIES

SITE LOCATION



**Steele Creek Commerce Park
Charlotte, North Carolina**



**Steele Creek Commerce Park
Charlotte, North Carolina**





- 11 Business Distribution buildings
- 1,200,000 square feet of space at completion
- 108 acres of land area
- Unparalleled Interstate access
- Business distribution/state-of-the-art design features
- Consistent architectural theme throughout the Park
- Inviting landscaping/business park environment
- Central location
- Owned, developed and managed by EastGroup Properties (NYSE: EGP)
- On-site leasing and property management

EASTGROUP
P R O P E R T I E S



BUILDING DESIGN AND USE



- Office and warehouse business park
- The average tenant size in our national portfolio is 30,000 SF
- Office areas will range from 10% to 80% of the space
- All buildings are built spec so we won't know the exact use until completion
- Buildings are designed with multiple entries for flexibility, allowing us to target smaller tenants
- The front elevations are single story, high quality office buildings with service courts in the rear
- These elevations will have glass across the front for the office and showroom areas
- Service courts are screened
- Lowest traffic generation compared to other uses

EASTGROUP

PROPERTIES

TENANT SNAPSHOT FLORIDA AND NORTH CAROLINA

Home Builders

- The Home Depot
- Lowe's
- Toll Brothers
- The Ryland Group

Retail

- Tesla
- Best Buy
- Fanatics
- Nike
- Wayfair

Pharmaceutical / Medical

- Prime Therapeutics
- Walgreens
- CarePlus Health Plans



Aviation Related

- Lockheed Martin
- Comtech
- USPS
- FedEx
- UPS

Technical Services

- Level 3
- AT&T Services
- Toshiba
- UDT



Entertainment / Tradeshow

- Universal Studios
- Oceaneering International
- Dynamic Attractions
- Norwegian Cruise Lines
- Freeman Expositions
- Avmedia
- PSAV



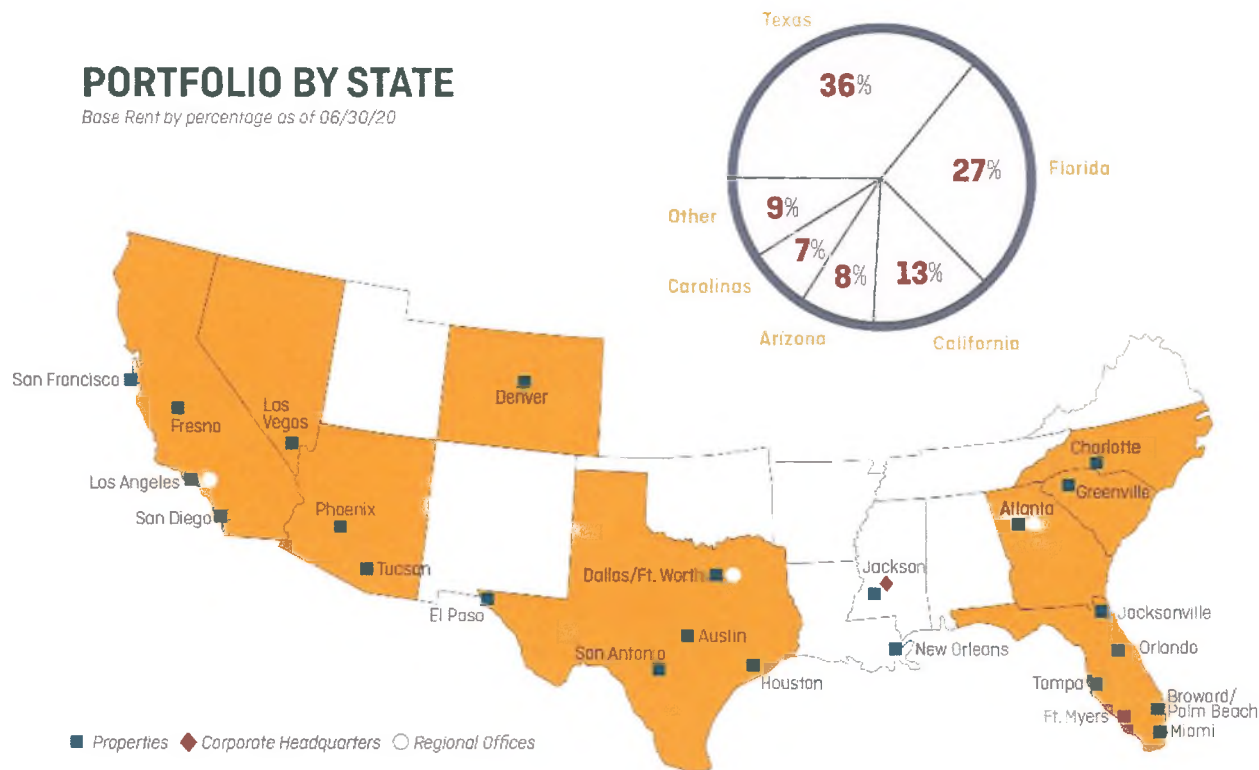


our strategy

Increasing shareholder value through development, acquisitions and internal operations as the premier provider of multi-tenant business distribution space. Submarket driven investments where location sensitive customers want to be. Clustering of multi-tenant, business distribution properties on infill sites around major transportation features. Diversification in Sunbelt growth markets.

PORTFOLIO BY STATE

Base Rent by percentage as of 06/30/20



Site Plan



PHOREST DRIVE TO BE CONSTRUCTED TO PUBLIC STANDARDS. THE DESIGN AND DEVELOPER SHALL INDICATE AT WHAT-CA WHATS ALLOWED IN ITS ALONG WITH REQUIRED SIDEWALK EASEMENTS. DEVELOPMENT SHALL MAINTAIN ACCESS TO DURING CONSTRUCTION. ALIGNMENT SUBJECT TO CHANGE.

PROPOSED REZONING
CURRENT ZONING: R-5
PROPOSED ZONING: I-1(CD)

INTERIOR DRIVE: 10' WIDE, 10' WIDE, 10' WIDE
TURNING 10' WIDE, 10' WIDE, 10' WIDE
SIDEWALK ALONG THE FRONTAGE OF SHOPTON ROAD
FOR CITY OVERSIGHT (CONCRETE 10' WIDE)

SHOPTON ROAD
SR 1159

GROVE DRIVE

LOT 1000 SOUTH BAY, LLC
1000 SOUTH BAY, LLC
CHARLOTTE, NC 28211
PO BOX 1000
SR 1159 PG 100

LOT 1000 SOUTH BAY, LLC
1000 SOUTH BAY, LLC
CHARLOTTE, NC 28211
PO BOX 1000
SR 1159 PG 100

LOT 1000 SOUTH BAY, LLC
1000 SOUTH BAY, LLC
CHARLOTTE, NC 28211
PO BOX 1000
SR 1159 PG 100

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PO BOX 1000
SR 1159 PG 100